File No. 270400150

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-28-09

(AFFIX SEAL)

TRACEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON CO. TN

Davidson County DEEDWARR
Recvd: 05/09/07 13:08 2 pgs
Fees:13.00 Taxes:529.10
20070509-0055793

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Skye Property Group, LLC	Skye Property Group, LLC	
(NAME) PO BOX 216	(NAME) PO BOX 216	MAP/PARCEL 07508017700
(ADDRESS) GLADEVILLE, TN 37071	(ADDRESS) GLADEVILLE, TN 37071	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Edna P.T. Dyer, Darrell W. Trimble, Deniece F. Nance, Dennis L. Trimble, Drema K. Trimble and Douglas M. Trimble**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Skye Property Group, LLC**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 513 on the Plan of TULIP GROVE, Section 9, as of record in Plat Book 4675, Page 135, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Edna P.T. Dyer and Darrell W. Trimble and Deniece F. Nance and Dennis L. Trimble and Drema K. Trimble and Douglas M. Trimble by Quit Claim Deed from Edna Pearl Dyer of record in Instrument No. 20060627-0076901, recorded 6/27/2006 Register's Office for said County.

Being the same property conveyed to William Dyer and Wife, Edna Pearl Trimble Dyer to create a life estate by Quit Claim Deed from Edna Pearl Trimble Dyer of record in Deed Book 10402, page 608, recorded 4/2/1997, Register's Office for said County.

The said William Dyer having since deceased leaving his wife, Edna Pearl Trimble Dyer as sole surviving heir.

The said Edna Pearl Dyer giving her son, Dennis L. Trimble Durable Power of Attorney to sell real property of record in Instrument No. 20060627-0076900 recorded 6/27/2006, Register's Office for Davidson County.

Restrictive Covenants of record in Deed Book 6142, Page 736, Deed Book 6062, Page 276, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 676 Atlanta Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 4th day of May, 2007.

Deniece F. Nance by Dennis L. Trimble atty in fact
Deniece F. Nance by Dennis L. Trimble atty in fact

Edna P.T. Dyer by Dennis L. Trimble atty in fact
Edna P.T. Dyer by Dennis L. Trimble atty in fact

Dennis L. Trimble
Dennis L. Trimble

Darrell W. Trimble by Dennis L. Trimble atty in fact
Darrell W. Trimble by Dennis L. Trimble atty in fact

Drema K. Trimble
Drema K. Trimble

Douglas M. Trimble
Douglas M. Trimble

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Dennis L. Trimble, Drema K. Trimble, Douglas M. Trimble, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MT JULIET, Tennessee, this 5/4/2007.

My Commission Expires: 11-28-09

Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Dennis L. Trimble, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is in, pursuant to Power of Attorney of record in Book _____, Page X, Registers Office for Davidson, the **Attorney-in-Fact** of Darrell W. Trimble and Deniece F. Nance (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 5/4/2007.

My Commission Expires:. 11-28-09

Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

*20070504-0055791
and 20070509-0055792

File Number: 270400150

RETURN TO:
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